009.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	929,600 / 929,600
					USE VALUE:	929,600 / 929,600
					ASSESSED:	929,600 / 929,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RANAURO JOHN C & MARY E	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	14 WYMAN TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	RANAURO JOHN C & MARY E -
Owner 2:	LIFE ESTATE -
Street 1:	14 WYMAN TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 2388 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5021.000	473,100		456,500	929,600
Total Card	0.115	473,100		456,500	929,600
Total Parcel	0.115	473,100		456,500	929,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.28 | /Parcel: 389.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7664

GIS Ref

GIS Ref

Insp Date 10/06/17

!822!

PREVIOUS ASSESSMENT

Parcel ID 009.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	473,100	0	5,021.	456,500	929,600		Year end	12/23/2021
2021	104	FV	451,500	0	5,021.	456,500	908,000		Year End Roll	12/10/2020
2020	104	FV	451,600	0	5,021.	456,500	908,100	908,100	Year End Roll	12/18/2019
2019	104	FV	350,100	0	5,021.	485,000	835,100	835,100	Year End Roll	1/3/2019
2018	104	FV	350,100	0	5,021.	353,800	703,900	703,900	Year End Roll	12/20/2017
2017	104	FV	328,300	0	5,021.	308,100	636,400	636,400	Year End Roll	1/3/2017
2016	104	FV	328,300	0	5,021.	262,500	590,800	590,800	Year End	1/4/2016
2015	104	FV	292,400	0	5,021.	256,800	549,200	549,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:04:28

LAST REV

Date	Time
11/17/21	10:07:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 822

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RANAURO JOHN C	69401-140		6/8/2017	Convenience	1	No	No		
RANAURO JOHN C	49799-51		7/18/2007	Family	1	No	No		
	11547-329		7/30/1968			No	No		N

USER DEFINED

Prior Id # 1:	7664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/2/2010	784	Re-Roof	6,850					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
1/29/2009	Meas/Inspect	336	PATRIOT
9/23/1999	Meas/Inspect	243	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5021		Sq. Ft.	Site		0	80.	1.14	1									456,505						456,500	

Total AC/HA:	0.11527	Total SF/SM:	5021	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,505	Spl Credit		Total:	456,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08969843
Const Adj.:	0.98983765
Adj $ / SQ:	194.152
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642758
Depreciation:	169688
Depreciated Total:	473070

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
1	5	2	1
Totals			
2	11	5	

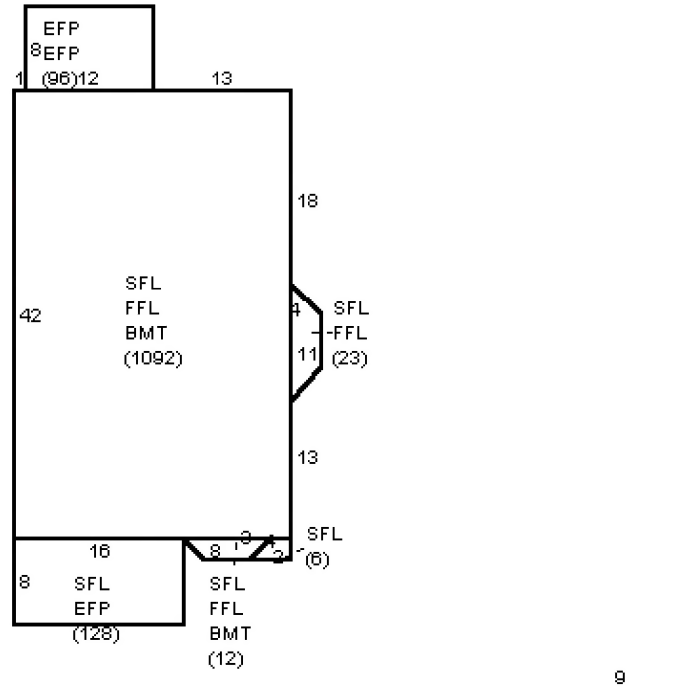
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	194.15
Special Features:	0	Val/Su Net:	124.11
Final Total:	473100	Val/Su SzAd	198.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,261	194.150	244,826
FFL	First Floor	1,127	194.150	218,810
BMT	Basement	1,104	58.250	64,303
EFP	Enclos Porch	320	35.370	11,318

Net Sketched Area:	3,812	Total:	539,257
Size Ad	2388	Gross Area	3812	FinArea	2388
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

009.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc